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SHEET NO.

SP

ISSUE DATE:

1 22 15

REVISIONS:

1 30 15

TITLE:

PROPOSED SITE PLAN

PROJECT:

445 COLCHESTER AVE. RESTORATION

BRISCON PROPERTIES

JOB NO.

14-08

JAY WHITE, ARCHITECT, PLC

COMMERCIAL - RESIDENTIAL - HISTORIC PRESERVATION - HOSPITALITY

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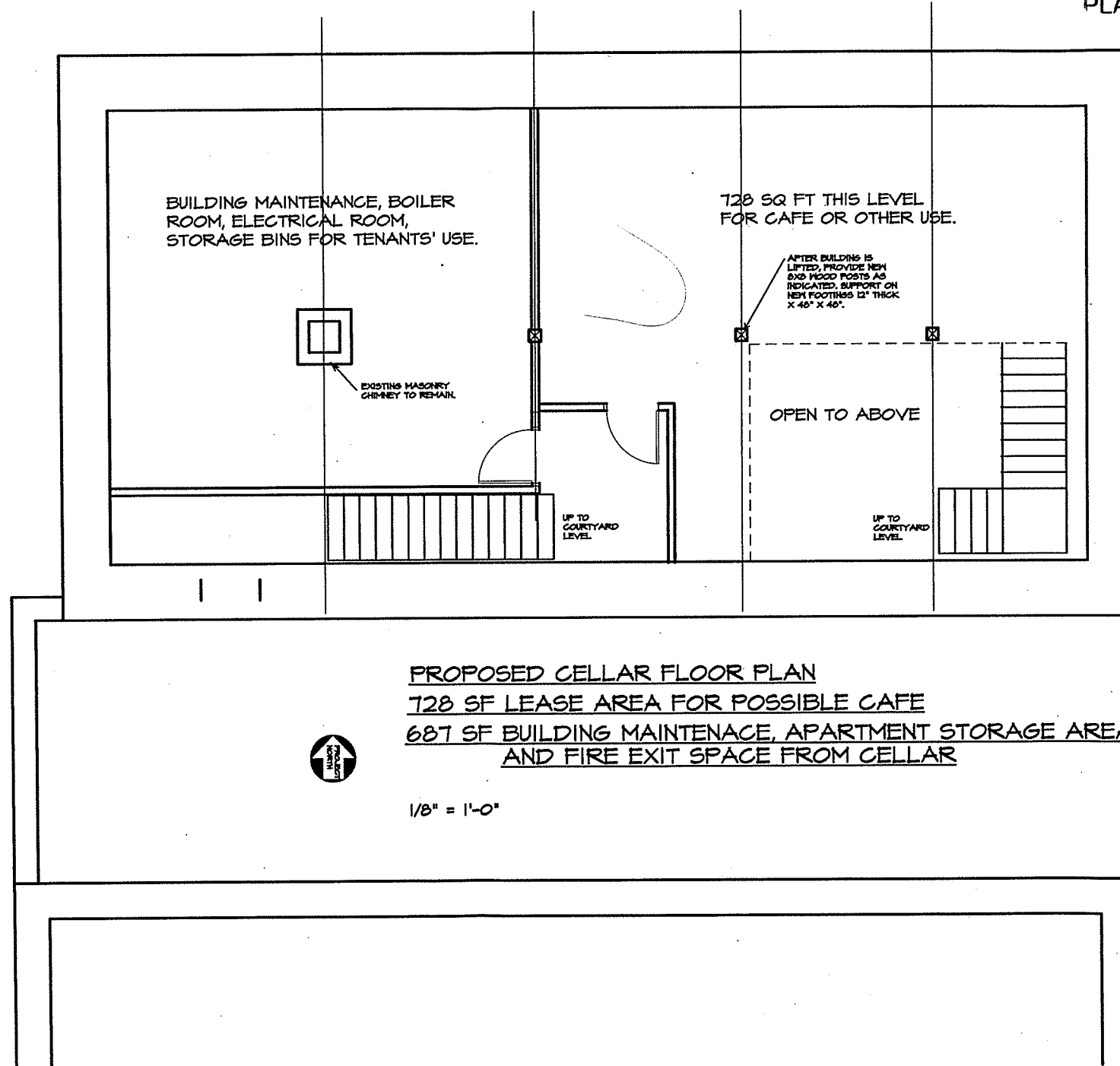
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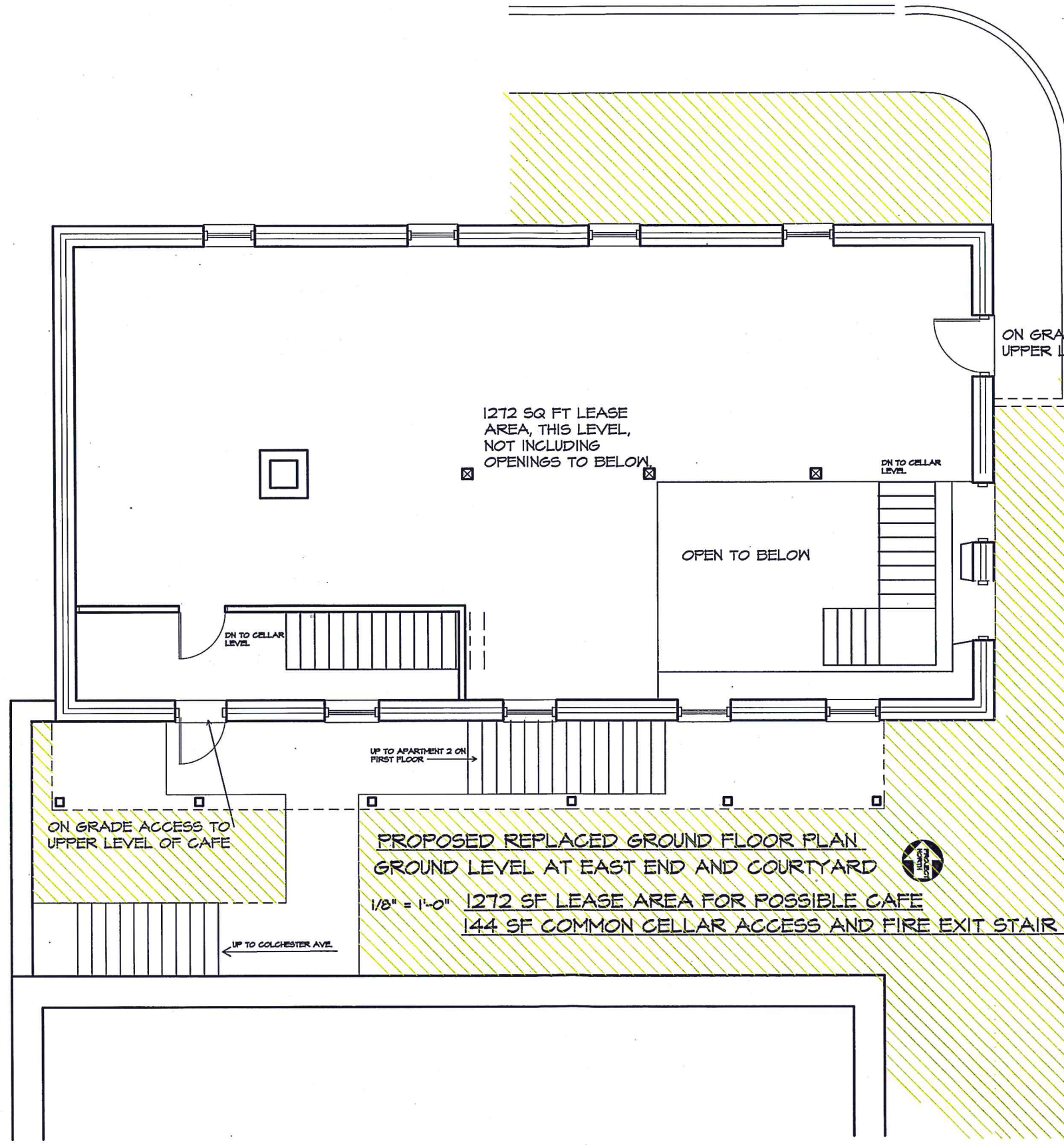
SHEET No.
A100

ISSUE DATE:
1 22 15
REVISIONS:
1 30 15

TITLE:
PROPOSED CELLAR FLOOR
SCALE: 1/8" = 1'-0"

PROJECT:
445 COLCHESTER AVE. RESTORATION
BRISSON PROPERTIES
JOB No. 14-08

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PROPOSED REPLACED GROUND FLOOR PLAN
GROUND LEVEL AT EAST END AND COURTYARD
1/8" = 1'-0" 1272 SF LEASE AREA FOR POSSIBLE CAFE
144 SF COMMON CELLAR ACCESS AND FIRE EXIT STAIR FROM CELLAR

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A101

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TITLE:
INSERTED FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT:
445 COLCHESTER AVE. RESTORATION
BRISCON PROPERTIES
JOB No. 14-08

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PROJECT:
415 COLCHESTER AVE. RESTORATION
BRISCON PROPERTIES

JOB No. 14-08

TITLE:
PROPOSED FIRST FLOOR

SCALE: 1/8" = 1'-0"

ISSUE DATE:
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A102

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APARTMENT #1
ADA ACCESSIBLE

APARTMENT #2

DASHED LINES INDICATE NEW FLOOR STRUCTURE
OF REBUILT FIRST FLOOR THAT SUPPORT THIS
FLOOR. BEAMS WILL BE VISIBLE AT CEILING OF
CAFE. HORIZONTAL 4" FLUORBING WASTE LINES
OCCUR ONLY BETWEEN THESE BEAMS AND ARE
COVERED WITH WOOD BOARDS AT CEILING OF
CAFE BELOW.

PRIVATE
BALCONY

OPENING WINDOWS BELOW
FIXED GLASS AT FORMER
WINDOW HERE

ADA ACCESS TO
ORIGINAL FIRST FLOOR
RAISED 4".

OPENING WINDOWS BELOW
FIXED GLASS AT FORMER
DOORS HERE

UP TO SECOND FLOOR
APARTMENTS

UP TO APARTMENT 2 ON
FIRST FLOOR

PRIVATE BALCONY

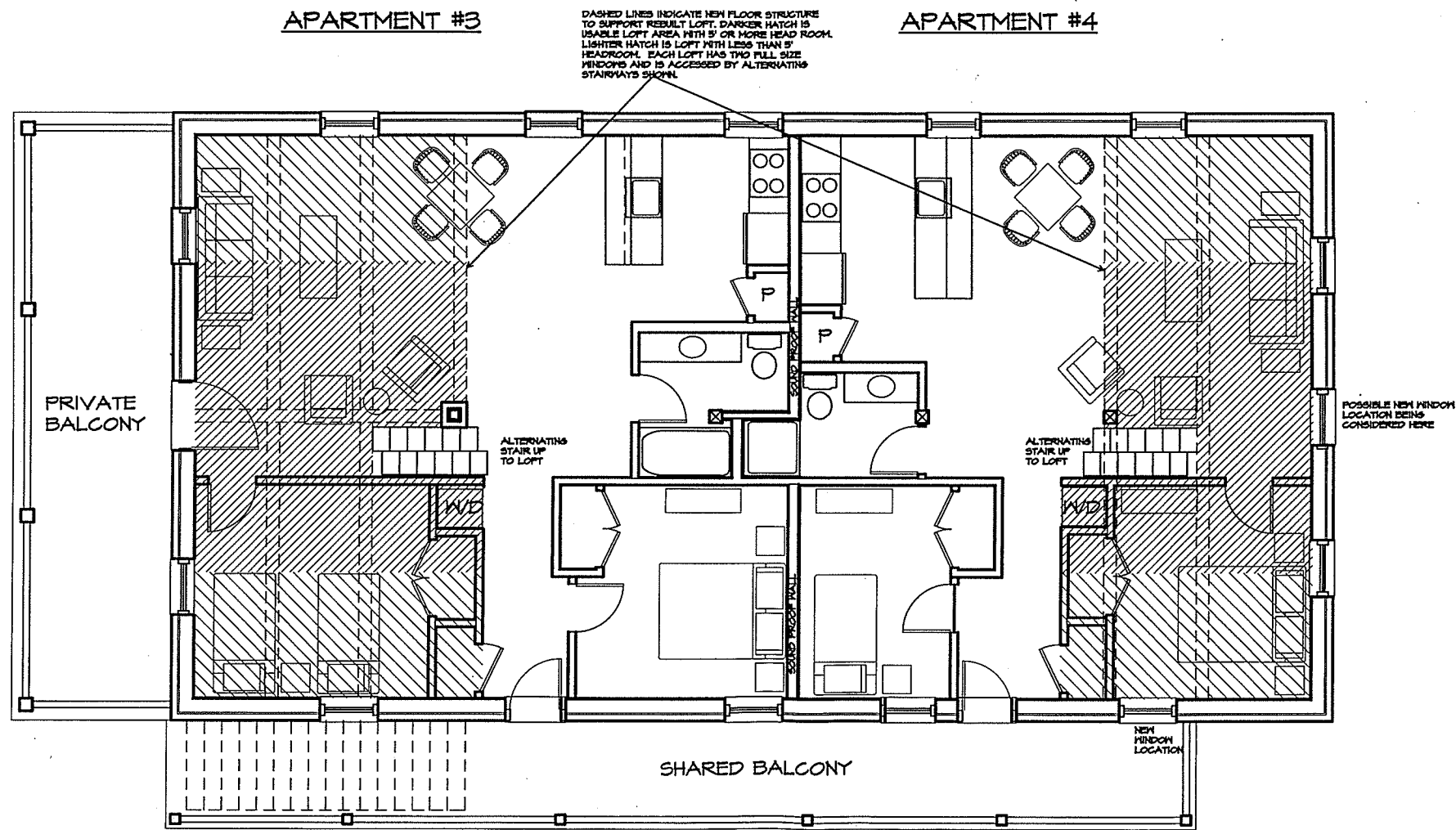
ON TO COURTYARD
LEVEL

PROPOSED REBUILT FIRST FLOOR PLAN
1735 SF IN APARTMENTS 1 AND 2



DOWN TO COURTYARD
AND REBUILT GROUND
FLOOR

UP TO COLCHESTER AVE.



PROPOSED SECOND FLOOR PLAN
 1735 SF IN APARTMENTS 3 AND 4 (SECOND FLOOR)
 + 409 USABLE SPACE WITH MORE THAN 5' HEAD ROOM IN LOFTS
 1/8" = 1'-0"

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ISSUE DATE: 1 22 15
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TITLE: **PROPOSED SECOND FLOOR**
 SCALE: 1/8" = 1'-0"

PROJECT: **445 COLCHESTER AVE. RESTORATION**
 BRISBON PROPERTIES
 JOB No. 14-08

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PROJECT: 4415 COLCHESTER AVE. RESTORATION

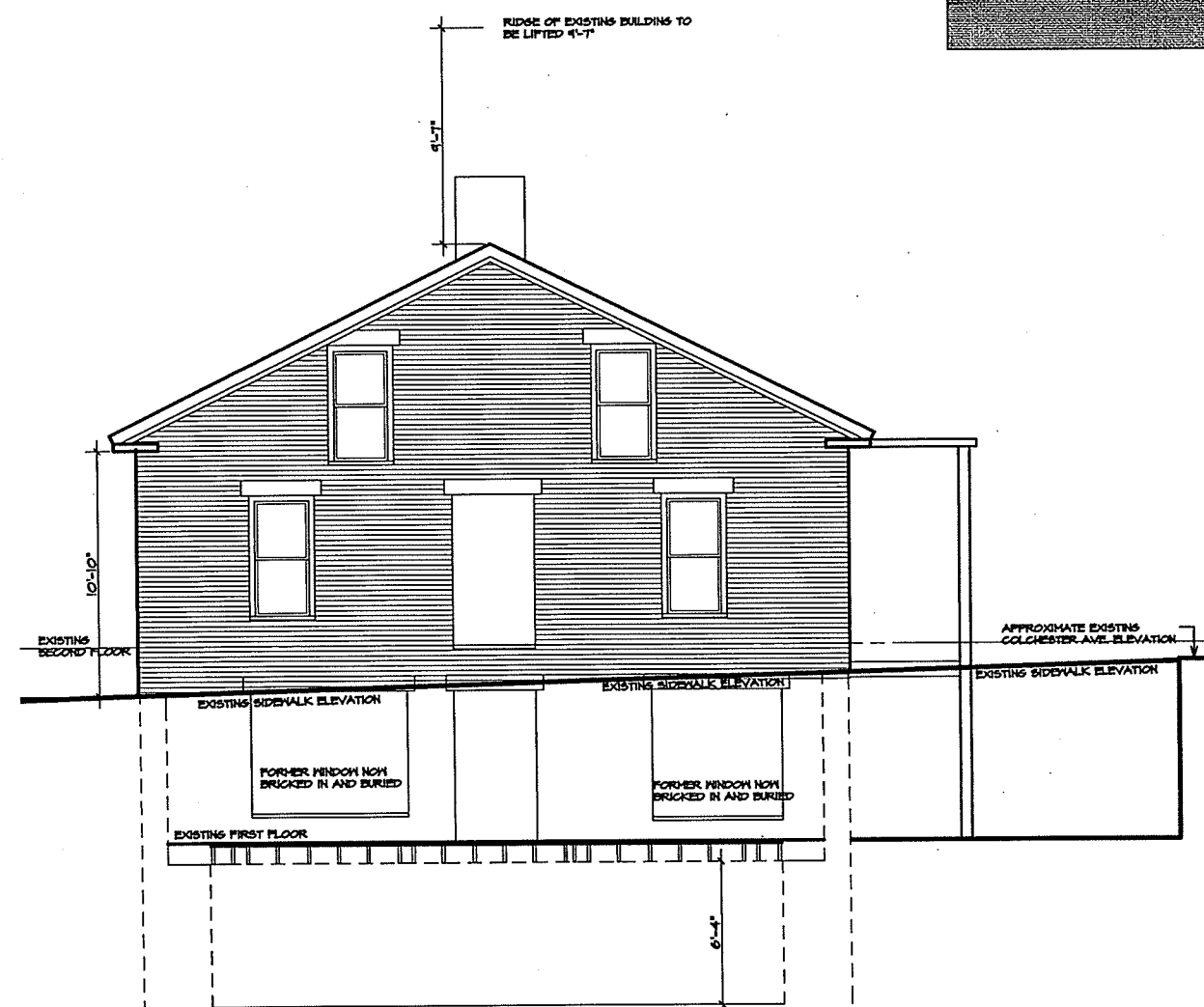
JOB No. 14-03

TITLE: EXISTING WEST ELEV.
PROPOSED WEST ELEV.

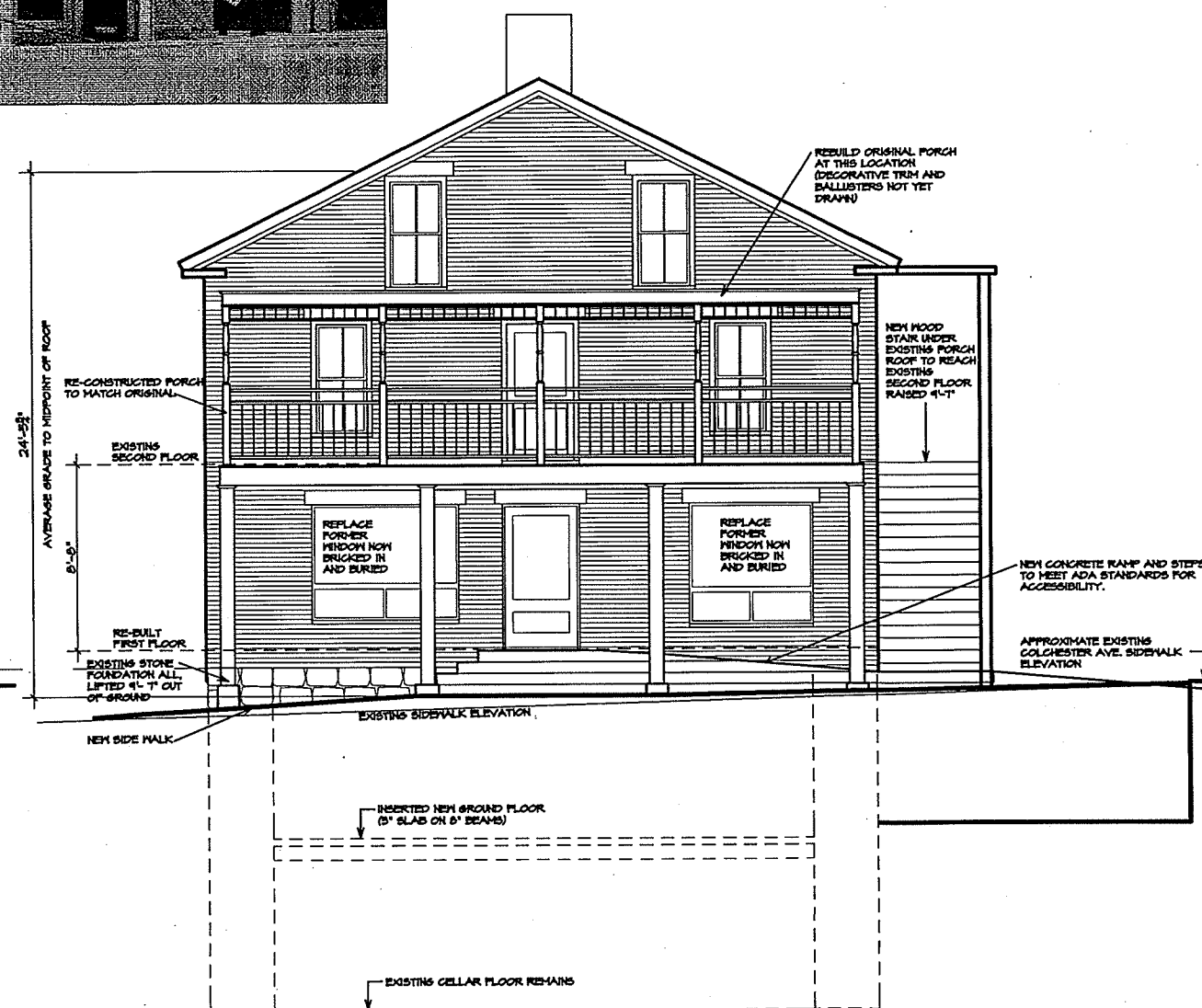
SCALE: 1/8" = 1'-0"

ISSUE DATE: 1 22 15
REVISIONS: 1 20 15

SHEET No. **A20**

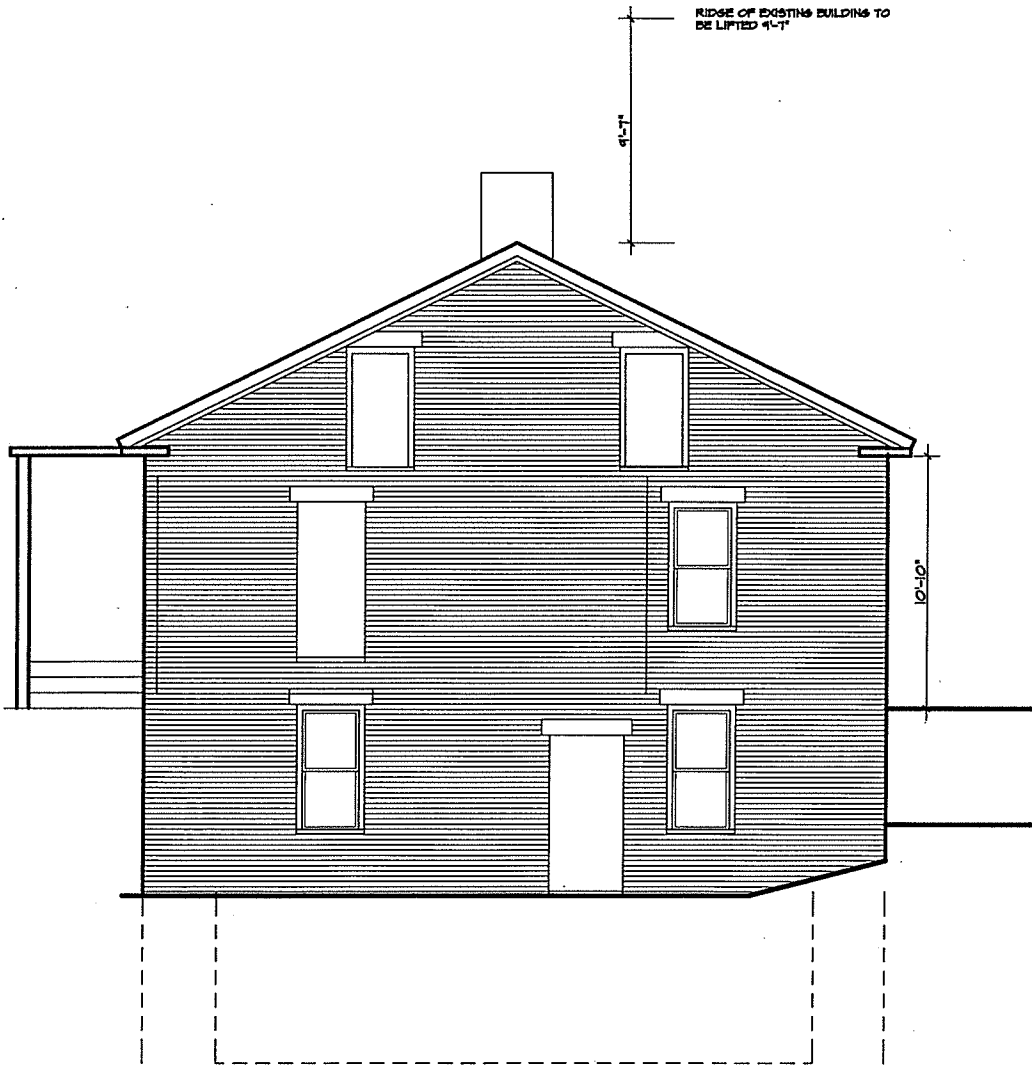


EXISTING WEST ELEVATION
1/8" = 1'-0"

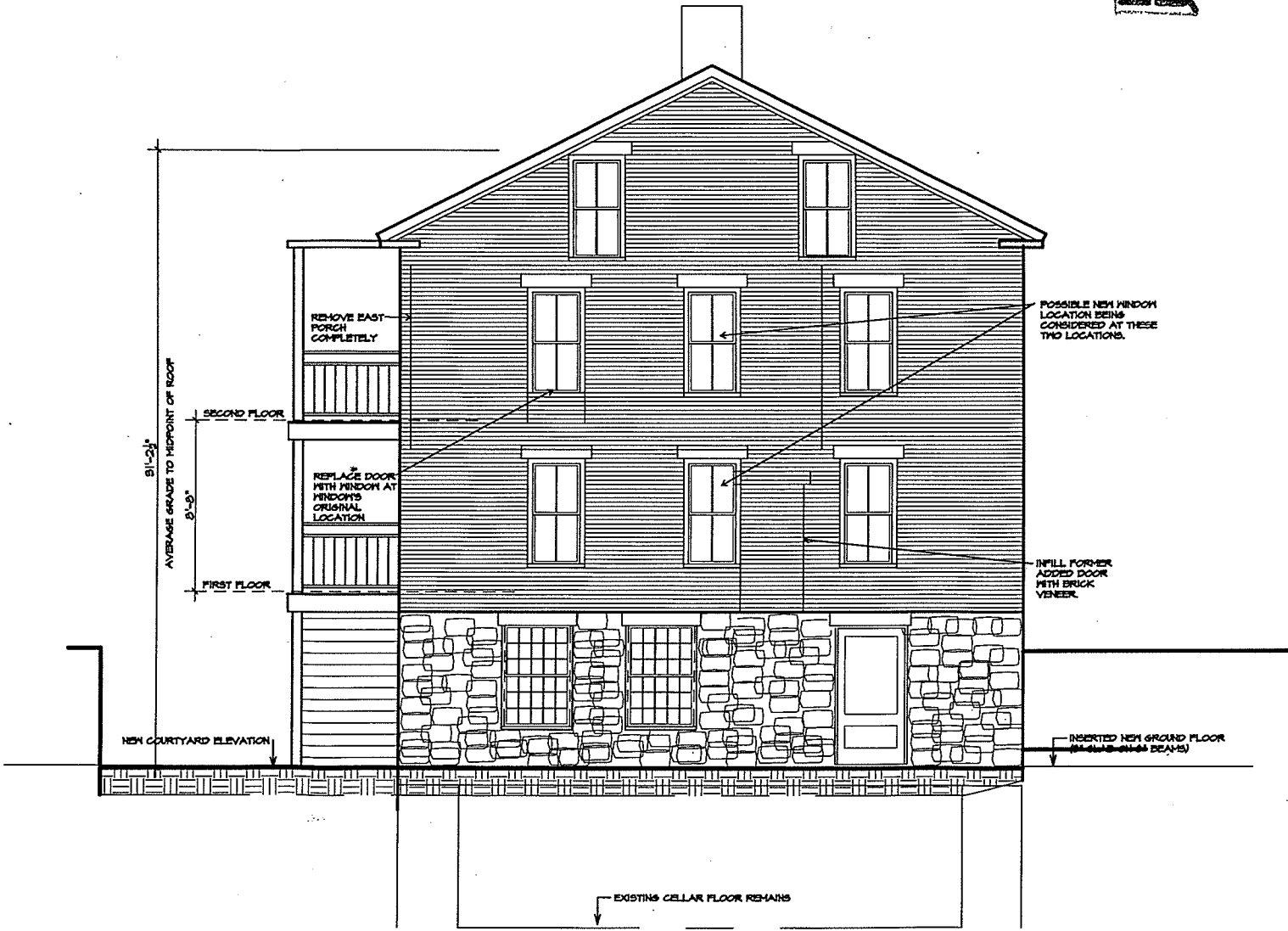


PROPOSED WEST ELEVATION
1/8" = 1'-0"

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EXISTING EAST ELEVATION
1/8" = 1'-0"
(WITH PORCH REMOVED)



PROPOSED EAST ELEVATION
1/8" = 1'-0"

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PROJECT:
445 COLCHESTER AVE. RESTORATION
BRISCON PROPERTIES
JOB NO. 14-03

TITLE:
EXISTING WEST ELEV.
PROPOSED WEST ELEV.
SCALE: 1/8" = 1'-0"

ISSUE DATE:
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A202

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PROJECT:
415 COLCHESTER AVE. RESTORATION
BRISSON PROPERTIES

JOB No. 14-09

TITLE:
PROPOSED NORTH ELEV
SCALE: 1/8" = 1'-0"

ISSUE DATE:
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SHEET No.
A203a

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PROPOSED NORTH ELEVATION
1/8" = 1'-0"

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWinooski Falls Mill Historic
District (Boundary Increase)
Winooski, Chittenden Co., VermontSection number 7 Page 2*listed 9/30/93*

was the contractor. Although the surface of the road has been periodically changed since its construction, the bridge itself has remained relatively unaltered with the exception of the cobra-head lamps, which replaced the original lantern-shaped lights.

14. Burlington Flouring Company Grist Mill Site, c.1823,
1854, 1927

Located adjacent to the lower crib dam near the southwest corner of the Winooski Bridge (#13) is the site of the Burlington Flouring Company's grist mill. The portions of the mill's brick foundation walls, floodgates, and sluiceway are the district's only remaining references to the industries on the Burlington side of the Winooski River's lower falls throughout most of the 19th and early 20th centuries.

The site has served as the location for a succession of mills since the early decades of the 1800s. A grist mill was built on the site by the Catlin Brothers sometime after 1823 to harness the waterpower of the lower falls and was soon joined downstream by an oil mill and a plaster mill. The complex was expanded in the mid-1840s with the addition of a new grist mill and a cotton mill, but was destroyed by fire in January of 1852. An 1860 description of the rebuilt complex describes the mill as being five stories high and built of wood with eleven runs of stone. It could grind 70,000 bushels of wheat a year, while the adjacent plaster mill could produce about 500 tons of plaster a year. By the 1870s, however, the aging grist mill could no longer compete against the new roller mills, and through the late 1880s it was used only for occasional custom grinding. The building was eventually sold to the Burlington Woolen Mill for its water rights and used for storage until 1928, when it was torn down after suffering extensive damage in the 1927 flood.

★ 15. Duncan Blacksmith Shop (495-97 Colchester Avenue),
c.1841, 1928

This 2-story, brick-veneered building on the southwest corner of Colchester Avenue and Mill Street is three bays across and five bays long with a gable roof that is covered by slate shingles on the north and asphalt shingles on the south. The 2/2 windows below its shallow-pitched roof are spanned by rectangular wooden lintels, which extend behind the frieze-boards above the attic windows.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWinooski Falls Mill Historic
District (Boundary Increase)
Winooski, Chittenden Co., Vermont

7

3

Section number _____ Page _____

The single-story, front elevation facing Colchester Avenue to the west contains a central entranceway and features a gable cornice with wide soffits and returns.

The building's south facade is composed of a second story at street level with four unevenly spaced windows separating entrances near each end. The facade is screened by a two story, four bay, shed-roofed porch, which was added between 1894 and 1900 and features turned Tuscan columns rising from its second story railing. An additional bay supported by a manufactured, wrought iron post was more recently added to the west end, allowing access to the street. Covered storage areas sheathed with wooden shingles were added on the porch's first story, between which rise two sets of wooden stairs.

The rear facade faces east and is screened by a 2-story, shed-roofed, wooden porch added between 1906 and 1912. The facade's original cornice appears to have been removed, since the roof now ends flush with the brick wall.

The building's interior consists of a top floor that has been divided into two apartments and a lower floor used for storage and mechanicals that has been finished with beaded, wooden panelling dating from the turn of the 20th century.

The building was originally constructed as a store between 1841 and 1846 to serve the rapidly expanding manufacturing and commercial center developing around Winooski Falls. From 1851 to 1882, the building was a forge and blacksmith shop operated by Albert and George Duncan. In 1883, the shop was purchased by I. S. Dubuc, who continued to use the building as a blacksmith and wheelwright shop with a painting shop on the second floor. By 1889, Dubuc had expanded his operations and built lumber drying sheds, which were connected with a carriage house to the south and a livery next door. Insurance maps indicate the building was used to sell second hand goods from 1894 until about 1912, when Dubuc converted the building into a grocery store.

In addition to being a significant example of the mid 19th century commercial development at Winooski Falls, the building also shows changes to the district brought about in the aftermath of the disastrous flood of 1927. Along with the destruction of the Winooski Falls dams and extensive damage to the mills, the flood swept away the iron bridge connecting Burlington and Winooski. To accommodate the increased height of the replacement bridge, approximately

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetWinooski Falls Mill Historic
District (Boundary Increase)
Winooski, Chittenden Co., VermontSection number 7 Page 4

eight feet of fill was added to Colchester Avenue, raising the grade up to the level of the second story on the building's west side.

16. I. S. Dubuc Tenement Building (5-11 Mill Street), c.1912

Number 5-11 Mill Street is part of a continuing line of tenements stretching between the Chace Mill (#1) and the Winooski Bridge (#13). The 2-story, flat-roofed, clapboarded building features a simple bracketed cornice atop its parapet, which extends around the building's east, north, and west sides and masks the roof behind. The fenestration on both stories is four bays wide on the front and rear facades and two bays wide on the sides. The openings were partially infilled several years ago to accommodate new 1/1 windows.

Access to the building is gained from the south side, which is screened by a full-length, 2-story porch with stairs rising up to the two second-story apartments. The porch appears to be original to the building, although several of the posts have been replaced. The two apartment doors on both stories are interspersed with windows.

The building reflects the economical construction techniques intended for low cost rentals. Built as a tenement by I. S. Dubuc around the same time as the construction of the Champlain Mill across the river, it is one of the few early 20th century tenements in the Winooski Falls Mill Historic District and reflects the increased demand for factory worker housing during this period.

17. Burlington Cotton Company Tenement Building (13-19 Mill Street), c.1853, 1874

This large, 2 1/2 story, asbestos-shingled, apartment block rises from a high brick and stone foundation up to a gable roof trimmed by an overhanging cornice with soffit returns. The building's 10-bay, north facade faces Mill Street and contains two sets of paired doors on the first story. Partly covering the north facade is a shallow, 2-story porch originally constructed between 1935 and 1941 and later rebuilt and enclosed with aluminum combination storm windows. Sets of covered stairs lead to the east and west ends of the porch. Additional doorways open to the porch from the second story.

The side facades are two bays deep with windows in the attic gables and an additional entrance on the southeast corner,

test pattern signals beamed from a transmitter atop Mount Mansfield the night of September 7, 1954 and began regular evening programming September 26. The Federal Communications Commission first assigned the station's call letters as WMVT and when the station began its broadcasts that was its initial identification. Shortly thereafter call letters for the enterprise became WCAX-TV.

The station leased this Barrett Street building in June 1954 as temporary studios and offices. It afforded a direct line of communication with the transmitter on the nose of Mount Mansfield.

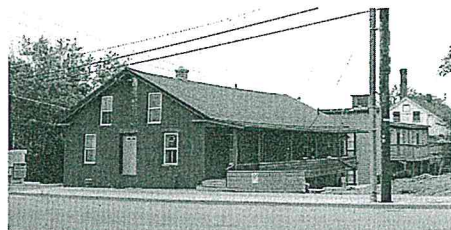
In 1958 the station moved to Market Square in the Seaway Shopping Center, South Burlington off Shelburne Road.

Still visible in 1995 atop the roof one could see the structure which supported communications equipment to send the signal to the mountain.

DUNCAN/DUBUC BLACKSMITH SHOP #495-497 Colchester Avenue

This solid brick structure, now an apartment house, inherits a long and varied history. Some parts of the building date back to 1822, for on March 11 of that year Frederick Brewster sold to Guy Catlin for \$500 "all my right in the blacksmith's shop standing above the bridge over said Falls."

Today as we view #495-497 Colchester Avenue we see what was once the second floor level. The 1927 flood swept away the old bridge connecting Burlington and Winooski.



To accommodate the increased height of the present bridge, approximately eight feet of fill was added to Colchester Avenue, raising the street grade up to the level of the second story on this building's west side.

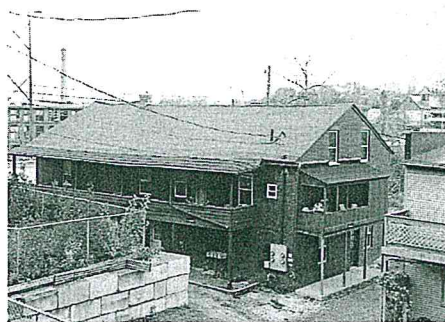
The *Burlington Free Press* of December 13, 1839 announced:

The subscribers have taken the Blacksmith Shop formerly carried on by the Burlington Mill Company east of

Sidney Barlow's store, and also the one near the bridge on the Burlington side, where they will promptly attend to all kinds of work in their line. Particular attention given to shoeing horses; carriages and sleighs ironed in the best manner, and large jobs requiring to be turned, executed promptly, and in the most perfect manner.

A.R. & C. Duncan
Burlington Falls

For nearly 50 years, Albert R. Duncan operated the shop on the Burlington side in this building. Along with many other people, Albert came to Winooski in 1836, at the age of 19, just as the new woolen mill opened. He died at Winooski March 31, 1895, having sold his shop to Isaac S. Dubuc in 1883.



Dubuc continued to operate the blacksmith and wheelwright shop with a carriage factory and paint shop on the second floor. By 1889 his operations expanded and he built lumber drying sheds connected with his carriage manufactory and a livery next door. From 1894 until about 1912 Dubuc ran a second-hand store here. After the latter date he converted the building into a grocery store.

The Vermont Historic Sites Survey considered this one of the oldest industrial structures in Burlington.

CHACE MILL BUILDING

Here at the Chace Mill we stand on the actual site of many of the 19th century mills built by Ira Allen, the Catlin brothers and the Days' paper mill.

The present Chace Mill building, erected in 1892, is a standard New England mill type. The massive brick structure, 33 bays long, on the west end carries three stories, but on the east only two because of a large rock outcrop-



ping. The English common-bo smokestack with a corbelled cap the mill and is a prominent area la today.

The old powerhouse ruins at edge predate the present building mill's foundation, the powerho water-powered belt system are th remains of an older structure ere following a fire three years earlie



Water to power the machi through two head gates connecte dam. One gate opened into a sn and directly behind the gate or horizontal wheel (turbine). The anism to change the direction

CITY R.O.W.

1987 Plan

